

CITY OF SAN JOSÉ, CALIFORNIA  
Department of Planning, Building and Code Enforcement  
801 North First Street, Room 400  
San José, California 95110-1795

## STAFF REPORT

Hearing Date/Agenda Number  
H.L.C. 3-2-05 Item No. 5.c.

File Number  
PD04-085

Application Type  
Planned Development Permit

Council District  
6

Planning Area  
Central

Assessor's Parcel Number(s)  
261-33-038

### PROJECT DESCRIPTION

Completed by: Erin Morris

Location: East side of Bush Street approximately 190 feet south of The Alameda

Gross Acreage: 4.2

Net Acreage: 4.2

Net Density: 66.25 DU/AC

Existing Zoning: A(PD) Planned  
Development

Existing Use: Vacant Warehouse Building

Proposed Zoning: n/a

Proposed Use: 265 residential units

### GENERAL PLAN

Land Use/Transportation Diagram Designation  
Residential Support for the Core (25 DU+/AC)

Project Conformance:  
☒ Yes ☐ No  
☐ See Analysis and Recommendations

### SURROUNDING LAND USES AND ZONING

North: Commercial

CG Commercial General and LI Light Industrial

East: Cahill Station

LI Light Industrial

South: Residential

A(PD) Planned Development

West: Residential

A(PD) Planned Development

### ENVIRONMENTAL STATUS

☒ Environmental Impact Report found complete February 1, 2000  
☐ Negative Declaration circulated on  
☐ Negative Declaration adopted on

☐ Exempt  
☐ Environmental Review Incomplete

### FILE HISTORY

Annexation Title: White Street District

Date: August 30, 1924

### PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

☒ Approval  
☐ Approval with Conditions  
☐ Denial  
☐ Uphold Director's Decision

Date:

Approved by: \_\_\_\_\_  
☒ Action  
☐ Recommendation

### OWNER/APPLICANT/ DEVELOPER

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Centex Homes  
Attn: Devin Hassett  
2527 Camino Ramon, Suite 100  
San Ramon, CA 94583

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**PUBLIC AGENCY COMMENTS RECEIVED**

Completed by: ELM

**Department of Public Works**

See attached memorandum

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**Other Departments and Agencies**

None received.

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**GENERAL CORRESPONDENCE**

None received.

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**ANALYSIS AND RECOMMENDATIONS**

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**BACKGROUND**

The applicant, Centex Homes, is requesting a Planned Development Permit to allow 265 single-family attached residences on a 4.2 gross-acre site. The subject site was recently rezoned to A (PD) Planned Development to allow modifications to the height restrictions of the previous zoning to allow 5 stories instead of 4 stories and to allow certain building features to project above the 65-foot height limit. The subject site is bounded by The Alameda to the north, Bush Street to the west, the now-vacated White Street and active railroad tracks to the east, and Laurel Grove Lane to the south. The site includes the vacant Plant 51 building complex and the restored Del Monte District Manager's Office.

**Historic Resources Description**

The Plant 51 complex of buildings was constructed between 1914 and 1930. The complex is comprised of several large, contiguous but distinct buildings. The northern section of the complex, built around 1926, is constructed of un-reinforced red brick masonry in the Industrial Vernacular style. This section is a long rectangular two-story warehouse with a double-stepped parapet on the northern end. Concrete loading docks extend around the building, protected by wood and corrugated metal canopies. The central section of the east side of the building drops to one-story in height. The one-story central section on the western elevation has a gabled roof with the face divided by pilasters and a brick cornice. The interior of the northern section of the plant is a large empty warehouse that has numerous sliding metal doors operated by counterweights. The southern section of the Plant 51 building complex was originally the Griffin & Skelley plant constructed in 1914. The boiler room building is located between the

Griffin & Skelley portion of the complex on the south and the 1926 “factory building” on the north.

### **Project Description**

The Planned Development Permit proposes to retain the walls, openings, and building features of most of the existing Plant 51 building complex. The parking garage would be provided at grade, utilizing many of the existing building openings for garage ventilation purposes, with four stories of residential units above the garage. The existing walls of the Plant 51 complex would be structurally supported by a new “building within a building” that would rise above the original building walls. The project design is analyzed further in the *Analysis* section below.

### **ENVIRONMENTAL REVIEW**

An Addendum to the Final EIR for the original Planned Development Zoning was prepared for this proposal. The addendum concludes that the proposed minor modification to the building height limit will not result in any new significant environmental impacts beyond those addressed in the Final EIR entitled, “Cahill Station Project,” certified on February 1, 2000, by City Council Resolution No. 69355.

### **GENERAL PLAN CONFORMANCE**

This site is designated Residential Support for the Core (25 DU+/AC) and is within the Midtown Specific Plan area. The proposed adaptive reuse of the Del Monte Plant 51 Building is consistent with the General Plan goal of preservation of historically significant structures, considered irreplaceable resources, in order to promote a greater sense of historic awareness and community identity and to enhance the quality of urban living.

### **ANALYSIS**

The primary issue for the Historic Landmarks Commission is the impact of the proposed Planned Development Permit on the existing historic structures and the compatibility of the new construction with the existing structures.

#### **Existing features**

An analysis of the Plant 51 structures was performed by Carey & Co., and a report was submitted to the City titled “Historic Fabric Evaluation Report and Project Analysis” (please see attached report). The report acknowledges that many items contribute to the overall historic nature of Plant 51, and identifies those items in a priority rating system based on weighing the impact of the presence (or loss) of each item on the interpretation of the building as a manufacturing and industrial space. The report identifies the key extant elements of historic fabric. The report identifies the most significant building features as the applied graphics, lower awnings, loading docks, window openings and glazing, brick, downspouts, hoisting beam, and mechanical bell and identifies the southern building façade elements (facing Laurel Grove Lane) as significant. These elements include arched openings, brick sills and lintels, and corbelled cornices.

The applicant submitted a Building Modification Exhibit (see Sheets 9-11 of the attached plan set) which indicates the location and disposition of all existing building features and the location of all new proposed openings including windows and doors and illustrates other proposed building modifications. The proposal includes retention of most existing openings and building fabric. Where necessary, some of the existing features (such as sliding doors) are proposed to be salvaged, refurbished, and reinstalled. Some of the awnings and canopies, which are identified in the report as in fair to good condition, are proposed to be removed and replaced with compatible new awnings. Others would be removed, repaired, and reinstalled. New window openings would be added to provide adequate light and ventilation to the residential units.

While the project retains the loading docks along the western, northern, and eastern elevations of the Plant 51 complex, the loading dock located along the western side of the building near the corner of Bush Street and Laurel Grove Lane would be removed. The developer has indicated that retention of that feature, where the building wall is set back approximately 35 feet from the line of the other buildings along that elevation, would render the project infeasible from an economic standpoint by reducing the total number of residential units.

#### New construction

The project involves retention of most of the exterior brick walls of the Plant 51 building complex with a new building providing structural support for the existing walls and the additional new construction above the top of the existing walls. The new construction utilizes a painted plaster finish, metal windows, and other metal accent and decorative features (see Sheets 19-21 of the plan set) and the developer submitted a color and materials exhibit. Planning staff has requested that the developer provide additional drawings with details of each proposed new feature, especially the metal windows and proposed stucco finish.

### **COMMUNITY OUTREACH**

The project developer presented the project to the board of the Shasta Hanchett Neighborhood Preservation Association on November 23, 2004 and to the Historic Landmarks Commission on December 1, 2004. The Planned Development Permit plans were presented to the Historic Landmarks Commission's Design Review Committee on February 16, 2005. Notices of the public hearing before the Director of Planning, tentatively scheduled for March 16, 2005, will be posted on the City of San Jose web site and distributed to the owners and tenants of all properties located within 500 feet of the project site. Staff has been available to discuss the project with members of the public.

### **RECOMMENDATION**

Planning staff recommends that the Historic Landmarks Commission make recommendations to the Planning Director regarding the historic preservation issues of the proposed project.

Attachments: Map  
Carey & Co. Report  
Plan set

